

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/24 Cotham Road, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$650,000

Median sale price

Median price \$752,500

House

Unit

X

Suburb

Kew

Period - From 01/04/2018

to

31/03/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/46 Brougham St KEW 3101	\$670,000	21/02/2019
2	3/39 Pakington St KEW 3101	\$635,500	06/04/2019
3	17/87-89 Denmark St KEW 3101	\$635,000	01/02/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



2/46 Brougham St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Sold Before Auction

Date: 21/02/2019

Rooms: -

Property Type: Apartment



3/39 Pakington St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$635,500

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: Apartment



17/87-89 Denmark St KEW 3101 (REI/VG)

Agent Comments

2 2 2

Price: \$635,000

Method: Private Sale

Date: 01/02/2019

Rooms: -

Property Type: Apartment